



9017 13th AVE NW

STREAMLINE DESIGN REVIEW
SDCI PROJECT **3039549-EG**
AUGUST 8, 2022

SCALE
DESIGN

SITE INFORMATION

ADDRESS: 9017 - 13th Avenue NW
Seattle, Washington 98107

OWNER: Lauren Eastman
c/o Olsen Anderson LLC

APPLICANT: Curtis Bigelow
Scale Design NW
curtisb@scaledesignnw.com

SDCI PROJECT #: 3039549-EG
PARCEL NUMBER: 186240-0441
SITE AREA: 6,826 SF
ZONE: LR2 (M1)
URBAN VILLAGE: Crown Hill
NEIGHBORHOOD: Crown Hill
MHA: Yes - Medium
PARKING FLEX: No
ECA: No
Frequent Transit: Yes



3.0 DEVELOPMENT OBJECTIVES AND EARLY COMMUNITY OUTREACH

3.1: Number of Residential Units: **6 townhouse units in three structures.**

3.2: Commercial Space: None

3.3: Total Gross Floor Area: 9555sf (FAR)

3.4: Parking: Six Stalls (4 garaged & 2 surface)

3.5: Dev Objectives: Create a successful Townhouse Development through interesting and responsive design choices as shown in this packet.

3.6 Public Comment: No comments were received.

PROJECT OVERVIEW

The project is located in the Crown Hill Neighborhood on 13th Avenue NW. The neighborhood is dominated by Holman Road, just one block from the site. The neighborhood quickly transitions from the commercial arterial of Holman Road to mainly small, early 20th Century single family residences and newer townhomes. A particular building of note is the Labteyah Youth Home located directly across from the site.

Generally, the neighborhood is well served by transit and a traditional grid of streets, with parks and amenities nearby. Sidewalks and pedestrian infrastructure is not consistent. Public transit can be found along Holman Road. Parks and other amenities are within easy walking distance.

Existing nearby residential development consists of older, small scale (generally 1-story) single family residences, newer townhomes, and larger scale apartments. Continued redevelopment is anticipated in response to the recent upzone.

The project site currently has a single family residence and several trees, two of which are exceptional. Two street trees, sidewalk, planting strip, and curb front the site. The site is generally flat.

The project consists of the following:

- Demolish existing wood frame house.
- Construct three duplexes. Each duplex is planned to be three stories. Five of six units have roof decks; four of six units are garage parked; two units are surface parked.
- Exceptional trees and nearby off-site trees are planned to be protected and preserved. Other onsite trees are planned to be removed.
- Auto access is planned to utilize the existing curb cut, preserving the street trees. The driveway leads to the center of the site, where a motor court provides back up areas and access to parking stalls.
- Pedestrian access is concentrated on the south side of the site. Only unit 06 shares pedestrian access with the driveway. Units 01-05 have entries facing either the southern pedestrian path or the street, which provides access to the Common Amenity Area in the SE Corner.
- In general, the site and building forms are informed by the various constraints on the site (trees, vehicular and pedestrian needs, amenity areas, and separations).
 - Gabled roof forms
 - Boxier forms at roof deck
 - Reflect residential character of neighborhood
 - Fenestration, massing, and materials respond to various site constraints and interior uses.



CEMETERY AT 12TH AVE NW



LOOKING TOWARDS OVERPASS AT 13TH & 92ND



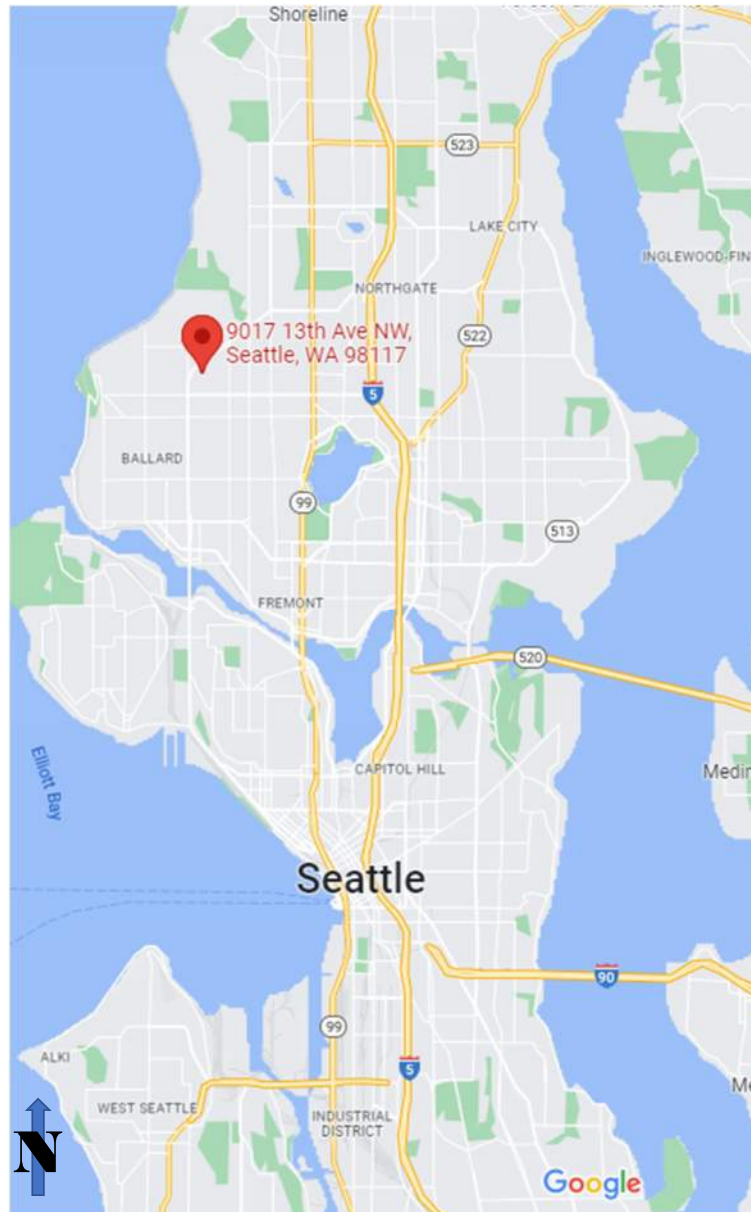
LOOKING NW ALONG HOLMAN ROAD NEAR SITE



13TH AVE PED OVERPASS AT HOLMAN ROAD



NEARBY PLAYFIELDS AT 15TH & 90TH



CONTEXT

CITY SCALE

The site is located in the Crown Hill Neighborhood in North Seattle. Crown Hill itself is bisected by Holman Road, a busy arterial that runs SW-NE from Ballard to Northgate. This main road is sometimes known as "The Truck Route to Ballard" and as such, is a major component of the area and is generally flanked by automobile oriented services. Commercial services generally follow Holman Road though 85th St on the southern border of the neighborhood also provides services and links to the Greenwood commercial district which includes Fred Meyer. Many blocks are longer than typical, making pedestrian access less convenient. Pedestrian access across Holman is challenging, though overpasses and pedestrian crossings do exist.

Starting as farmland and orchards in the early 1900s, residential development peaked in the 1940s and 1960s, with most homes in the neighborhood dating from those eras. Recent construction includes larger apartment style buildings as well as townhouse developments.

In general, the neighborhood lacks consistent sidewalks and streets often lack curbs, planting strips, or formalized parking. Street trees are rare with individual residents' yards abutting the paved roadbed. Greenspace can be found near the Whitman Middle School, Crown Hill Park, and Crown Hill Cemetery. Although not technically in the neighborhood, Blue Ridge provides quick access to the Sound.



Looking North along 13th Avenue NW at site

CONTEXT

NEIGHBORHOOD CIRCULATION

PEDESTRIAN

The site is in an older neighborhood with poor sidewalk connections. Street trees are rare. The site has a Walk Score of 86, with the ability to access to services in the Holman Road commercial area.

TRANSIT

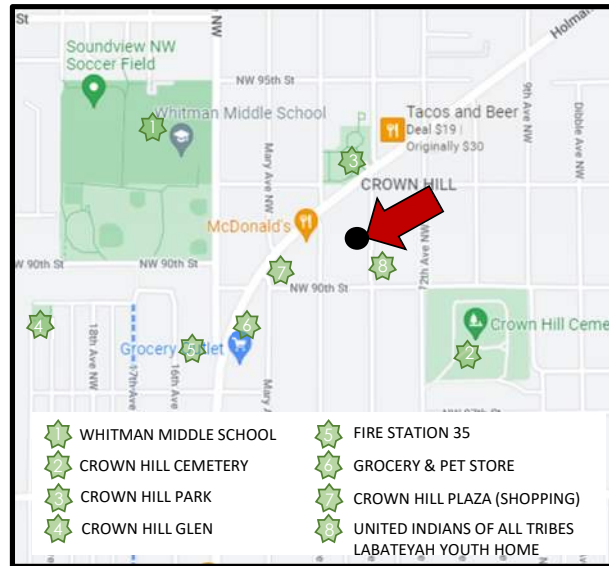
Several bus routes are available near the site. Though quite a distance from downtown Seattle, busses connect the site to a variety of regional centers. Rapid Ride D runs along Holman along with the 40. Rapid Ride E is a bit further East, but provides consistent and frequent service from Shoreline to Downtown. The 45 connects the site from Golden Gardens to Green Lake while the 40 connect to Northgate. The 5 runs through Greenwood to Fremont and beyond.

BICYCLE

In general, the neighborhood is quite bicycle friendly, being relatively flat. Although protected lanes are rare, several streets are designated on the bike map as 'greenways' linking the site to the city's bicycle network.

AUTOMOBILE

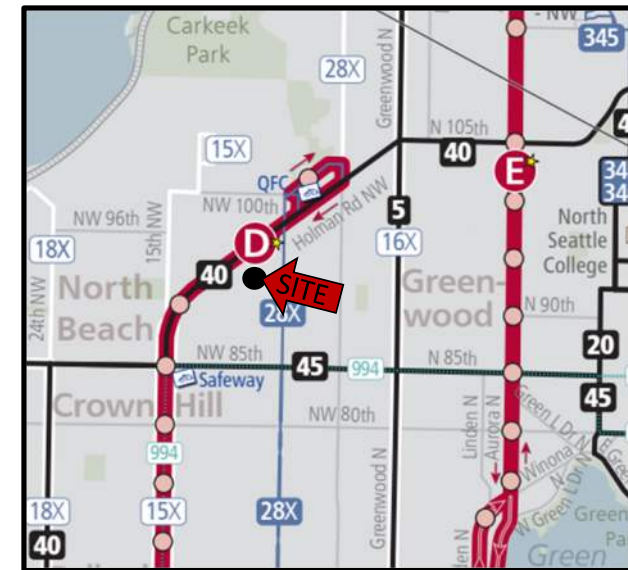
The site is well served by existing surface roads in a mostly traditional grid pattern. The site is located close to Holman Road, Greenwood Avenue and 85th, all arterials that connect the site to the rest of the city and freeways.



NEIGHBORHOOD ACTIVITY MAP



BICYCLE MAP



TRANSIT MAP



LOCATION IN CITY/MAJOR STREETS



1 9010 13TH AVE NW
UNITED INDIANS OF ALL TRIBES LABATEYAH YOUTH HOME



3 1207 NW 92ND ST
IMPERIAL CROWN MANOR



4 9176 HOLMAN RD NW
PARLA APARTMENTS



5 8760 13TH AVE NW
(OLDER SFR)



6 8727 12TH AVE NW
(NEWER SFR)



7 8595 MARY AVENUE NW
(TOWNHOME UNITS)



8 8501 14TH AVE NW
(NEWER TOWNHOME)

9 XX
(NEWER TOWNHOME)

CONTEXT

IMMEDIATE SCALE

The immediate neighborhood is an eclectic mix of single-family and new multi-family, with occasional well-established civic buildings.

Older single family houses tend to be one story and quite small. Newer single family homes are typically multistory, larger, and include attached garages. New multifamily structures are multistory with large windows and commonly lean towards a more rectilinear massing.



SITE ANALYSIS

EXISTING SITE

EXISTING CONDITIONS

The site currently has a 1 story single family house set in the middle of the site. Parking is accessed off of 13th Ave NW. A shed and concrete patio exist behind the house.

Two exceptional trees (to remain) can be found on site (light green). Several other small trees exist on site, all of which are expected to be removed. Two street trees and an offsite tree to the SW will remain.

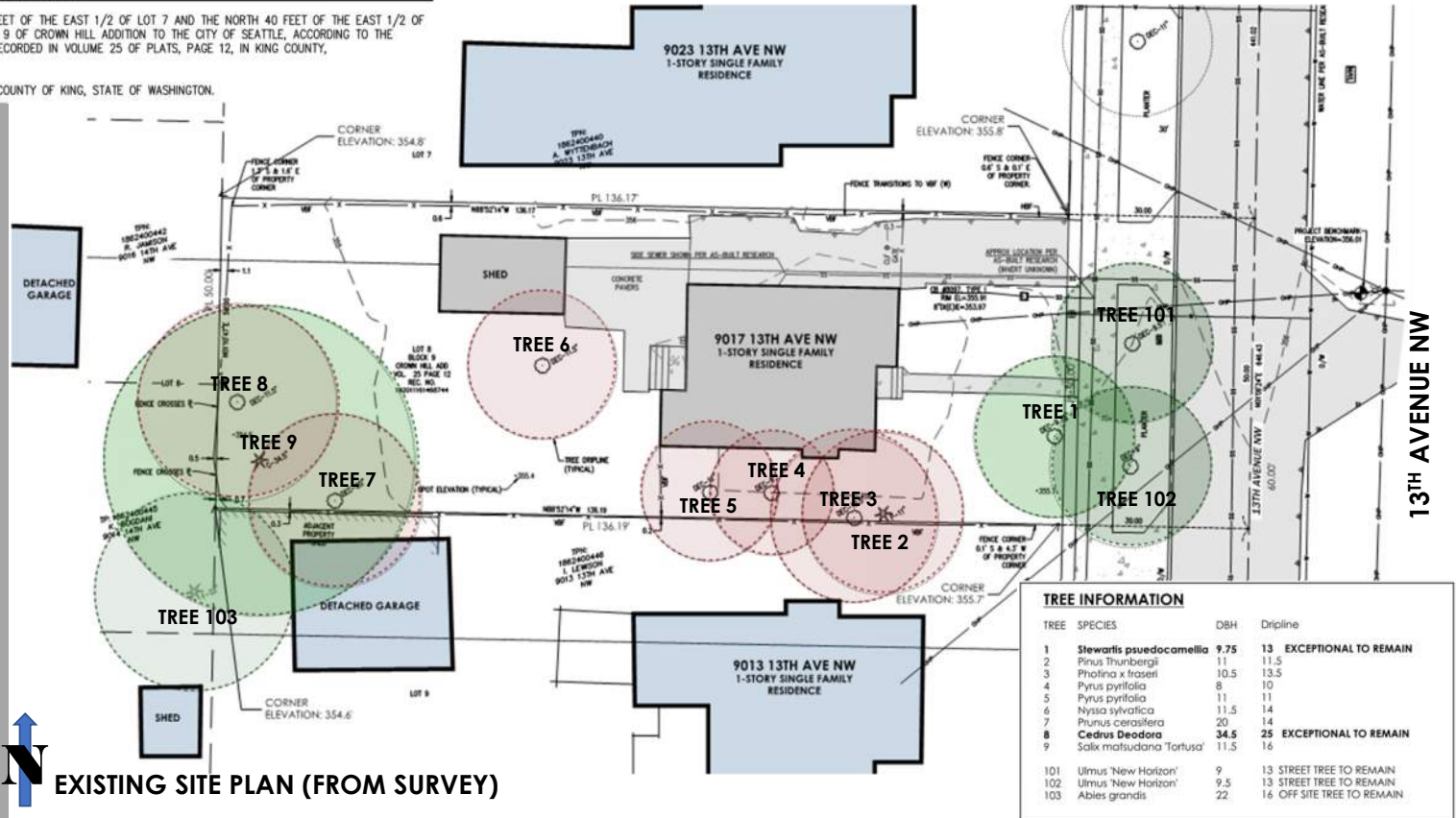
The existing curbcut is located between the north property line and the northernmost street tree, similar to other driveways on this stretch of the street. The project is proposing to reuse the existing curb cut to avoid conflicts with existing trees.

The site is essentially flat, crowning around the existing house.

LEGAL DESCRIPTION

THE SOUTH 10 FEET OF THE EAST 1/2 OF LOT 7 AND THE NORTH 40 FEET OF THE EAST 1/2 OF LOT 8, IN BLOCK 9 OF CROWN HILL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



EXISTING SITE PLAN (FROM SURVEY)



View of site from 13th Avenue NW



Looking SW at back of parcel Showing Trees #7, #8 (exceptional), and #9. Offsite #103 is in the background



SCALE
DESIGN

13th Avenue Duplexes
9017 Thirteenth Avenue NW
Seattle, Washington 98107



GOOGLE EARTH VIEW LOOKING FROM SE



SITE CONCEPT

EXISTING CONDITIONS

SITE PHOTOS



SITE ANALYSIS

TREE INFORMATION



TREE 1: EXCEPTIONAL Japanese Stewartia.



TREE 8: EXCEPTIONAL Deodora Cedar.

Tree Inventory Report
9017 13th Ave NW – 1862400441
January 31, 2022
Page 7 of 11

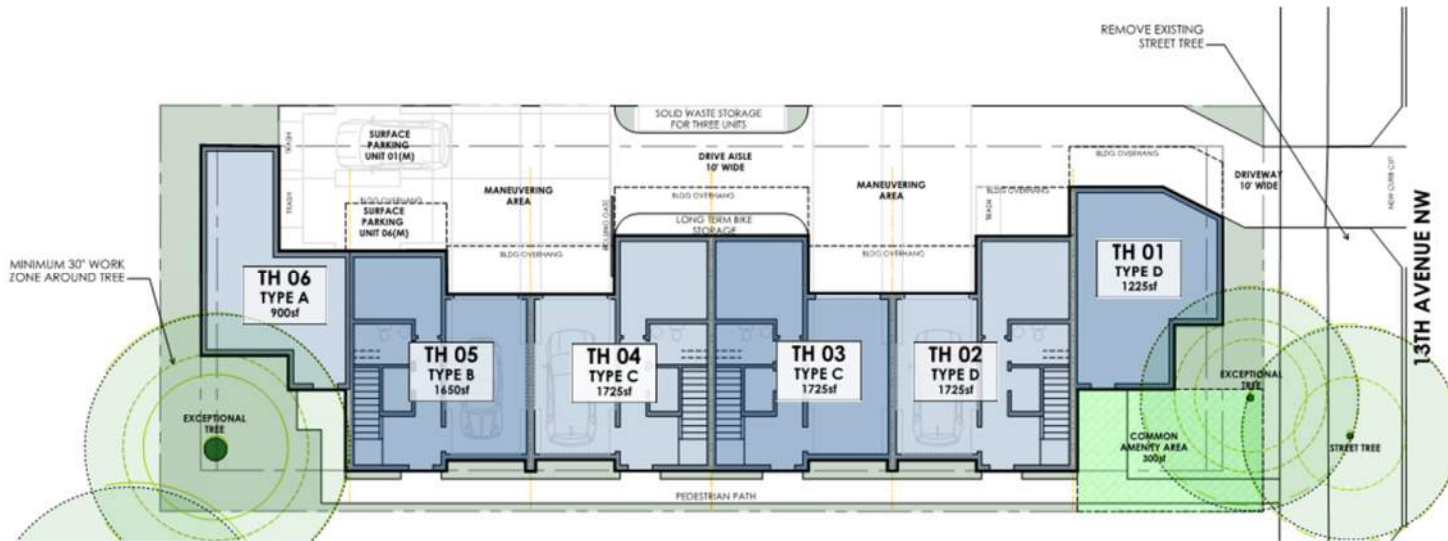
Attachment 3: Tree Inventory Table – See definitions on page 3

Tree #	Species	DBH	Dripline	Health	Structure	Category	Notes
1	Stewartia pseudocamellia Japanese stewartia	9.75	13	1	1	Exceptional	Diameter measured below branching at 16 inches; exceptional at 7.64 inches.
2	Pinus thunbergii Black pine	11	11.5	1	1	Significant	Sweep to east.
3	Photinia x fraseri Photinia	10.5	13.5	2	1	Significant	Diameter measure below branching at 12 inches, leaf spot.
4	Pyrus pyrifolia Asian pear	8	10	1	2	Significant	
5	Pyrus pyrifolia Asian pear	11	11	1	2	Significant	Broken top.
6	Nyssa sylvatica Tupelo	11.5	14	1	1	Significant	
7	Prunus cerasifera "Thundercloud" Thundercloud plum	20	14	2	2	Significant	Diameter measured below branching at 16 inches, decay, broken main stem, watersprouts. Exceptional at 21 inches.
8	Cedrus deodara Deodar cedar	34.5	25	1	1	Exceptional	Exceptional at 30 inches.
9	Salix matsudana "Tortuosa" Corkscrew willow	11.5	16	2	2	Significant	Asymmetrical canopy, lean to west, branch failure.
Offsite Trees							
101	Ulmus 'New Horizon' New Horizon elm	9	13	1	1	Street tree	SDOT planted – TRE-1055320
102	Ulmus 'New Horizon' New Horizon elm	9.5	13	1	1	Street tree	SDOT planted – TRE-1055321
103	Abies grandis Grand fir	22	16	1	1	Significant	Suppressed. Estimated measurements. Exceptional at 24 inches.

Corinne Hollister Earth Dance Design 117 E. Louisa St. #128 Seattle, WA 98102

Attachment 4: Annotated Aerial Photo





CODE COMPLIANT SCHEME TOTAL FAR: 8950sf OF AVAILABLE 9556sf (606SF FAR STILL AVAILABLE)

- LARGE STALLS IN TH02, 03, 04, & 05
- MEDIUM SURFACE STALLS FOR 01 & 06
 - SCREENING REQUIRES MID SITE GATE
- MAXIMUM OVERHANG OF 6'
- BUILDING INTRUSION MAXIMIZED IN OUTER ROOT ZONE OF BOTH EXCEPTIONAL TREES
- SIGHT TRIANGLE PROVIDE AT DRIVEWAY (EXISTING STREET TREE REMOVED)
- MAXIMUM FAÇADE LENGTH WITHIN 15' OF SOUTH LOT LINE = 65%

SITE CONCEPT

EXCEPTIONAL TREE SITE RELIEF

25.11.070 TREE PROTECTION ON SITE UNDERGOING DEVELOPMENT IN LOWRISE ZONES

3. b. Parking reduction. A reduction in the parking quantity required by [Section 23.54.015](#) and the standards of [Section 23.54.030](#) may be permitted in order to protect an exceptional tree if the reduction would result in a project that would avoid the tree protection area.

The project requests a reduction in the required size of parking stalls for this project. The reduction in parking size allows the paved area for both parking and maneuvering area to be greatly reduced.

GARAGE PARKING UNITS 03 & 04

Parking in Townhouse garages are required to be LARGE. The project is proposing MEDIUM stalls be provided for the two garages in units 03 and 04.

LARGE stalls are 8.5'x19' with added area required for door swings. The project proposes 21'x10'-6" garages. To minimize the maneuvering area, garaged parking is provided. The width of garages plus a usable room exceeds the allowable adjustment to the sideyard setbacks.

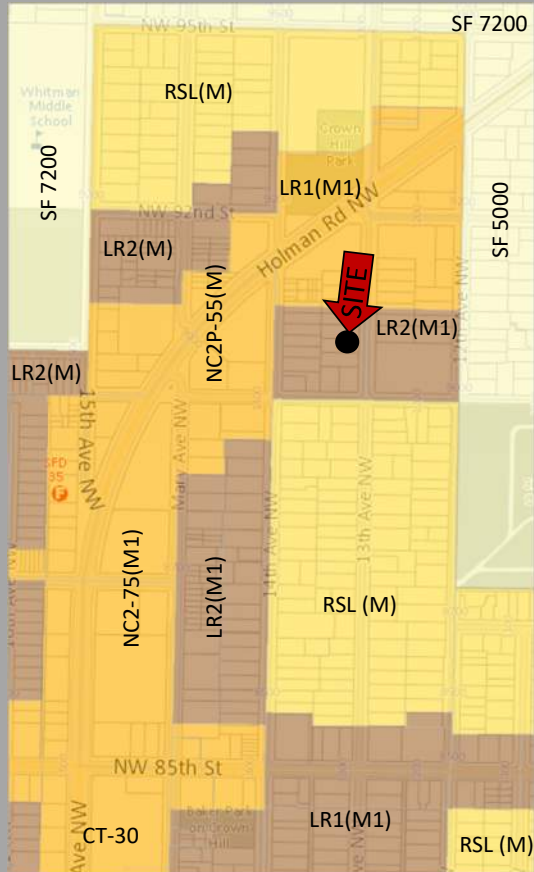
SURFACE PARKING UNITS 01, 02, 05, & 06

Surface parking is required to be MEDIUM stalls for residential uses. When six or more stalls are provided, up to 40% may be SMALL. The project is proposing all four surface parking stalls be SMALL.

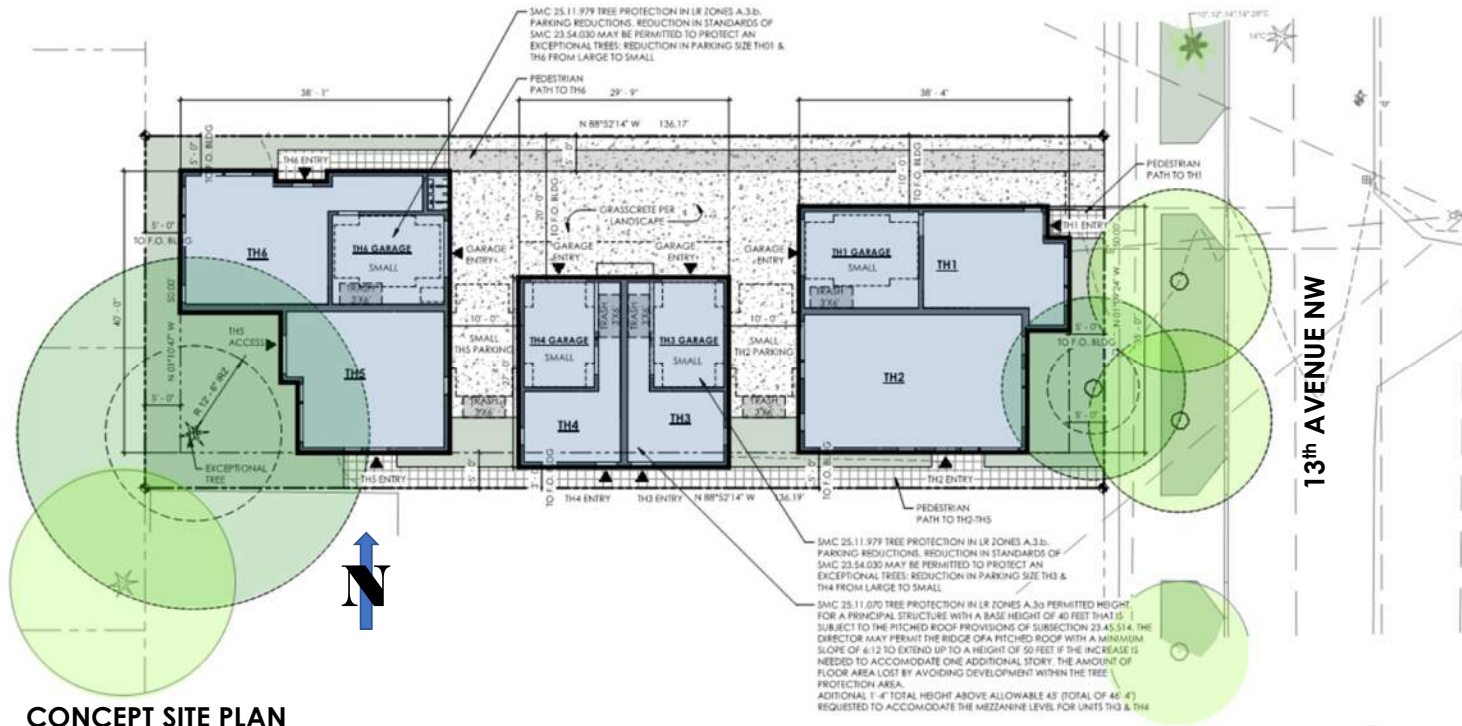
The site is only 50' wide, therefore, two SMALL parking stalls fit north-south on the site, whereas MEDIUM stalls will not (minimum 60').

SITE ANALYSIS

ZONING SUMMARY



CODE	REQUIREMENTS	PROVIDED
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	TOWNHOUSE: 1.4 MAXIMUM FAR 6,826 SF X 1.4 = 9,556.4 SF ALLOWABLE	TOWNHOUSE: 9,555 SF
23.45.512 DENSITY LIMIT	TOWNHOUSE: UNLIMITED	TOWNHOUSE: 6 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 40' PARAPETS: +4' ROOF PITCH OVER 4:12: +5 STAIR PENTHOUSE: +10' EXCEPTIONAL TREE RETENTION: 10' TOTAL POSSIBLE: 60'	+385'-4"(AVG G) + 41'-8" = +427'-0"
25.11.070 23.45.518 SETBACKS + SEPARATIONS	FRONT: 5' MIN; 7' AVERAGE REAR: 5' MIN; 7' AVERAGE SIDE: 5' MIN (7' AVERAGE FOR BLDGS OVER 40') 50% REDUCTION FOR EXCEPTIONAL TREE RETENTION	FRONT: 9.46' AVERAGE (5'-4" MIN) REAR: 23'-1" MINIMUM NORTH SIDE: 7.31' AVERAGE (5'-0" MIN) SOUTH SIDE: 7.74' AVERAGE (5'-2" MIN)
23.45.527B STRUCTURE WIDTH AND FAÇADE LENGTH	65% OF SIDE LOT LINE WITHIN 15' OF LOT LINE: 136.19' X 65% = 88.52' ALLOWABLE	75.67' PROPOSED
23.34.527 LANDSCAPING	GREEN FACTOR: 0.6	GREEN FACTOR: 0.6
23.54.015 REQ'D VEHICLE PARKING	TABLE B.1: 1:1 50% REDUCTION FOR FREQUENT TRANSIT = 3 STALLS MIN	6 PARKING SPACES
23.45.015 REQ'D BICYCLE PARKING	TABLE D.D.2 LONG TERM: 1 PER 1 UNITS TABLE D.D.2 SHORT TERM: 1 PER 20 UNITS	LONG TERM: 6 SPACES SHORT TERM: 2 SPACES
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS	84 SF MIN AREA OR SHARED STORAGE SPACE FOR 2-8 UNITS (OR) A SEPARATE 2'-0" X 6'-0" STORAGE AREA PER UNIT	SIX (8) 3'-0" X 6'-0" STORAGE AREAS
23.45.522 AMENITY AREA	PROVIDE AMENITY SPACE TOTALING 25% OF TOTAL LOT REQUIRED: 6,826 SF X 25% = 1,706.5 SF MINIMUM 50% SHALL BE PROVIDED AT GROUND LEVEL REQUIRED: 1,706 SF X 50% = 1853.25 SF	TOTAL AMENITY: 3,704.45 SF TOTAL GROUND LEVEL: 1,502.27 SF (50%)



**TRASH STAGING
(PROPOSED)**



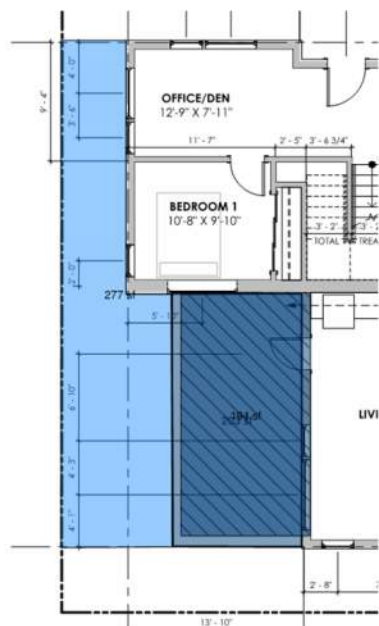
CEDAR FENCING



DIFFERENTIATED PED PATH



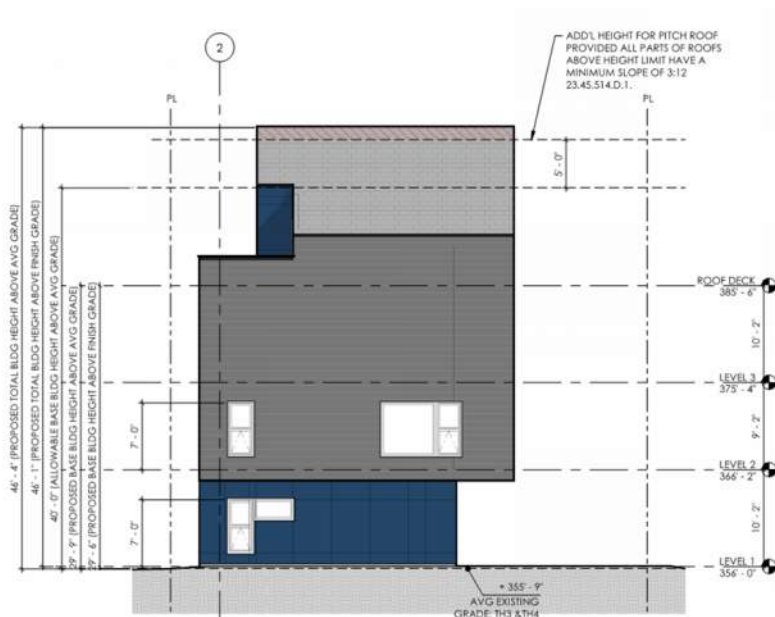
BIKE RACK



AVAILABLE BUILDABLE AREA IF EXCEPTIONAL TREE WERE REMOVED

Dark Blue: 203sf Buildable Area
Hatched Area: 194sf x 3 = 582sf FAR

Mezzanine FAR: 60sf x 2 = 120sf



ADDITIONAL HEIGHT REQUEST PER 25.11.070.3.a

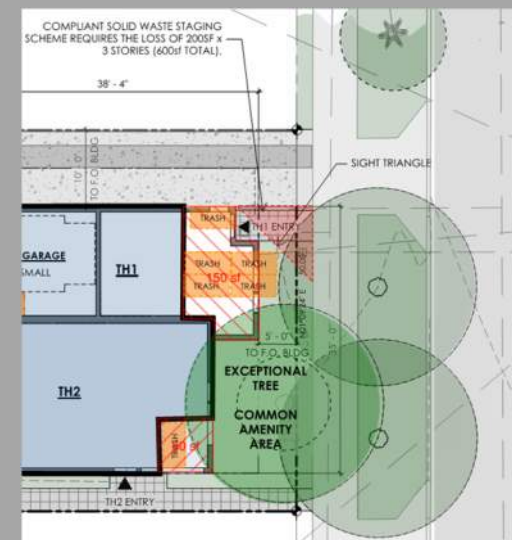
RED HATCH = 1'-4" ABOVE 45' (9:12 PITCH)

Townhouses TH2 & TH3 only

SITE ANALYSIS

PROPOSED SITE

The.



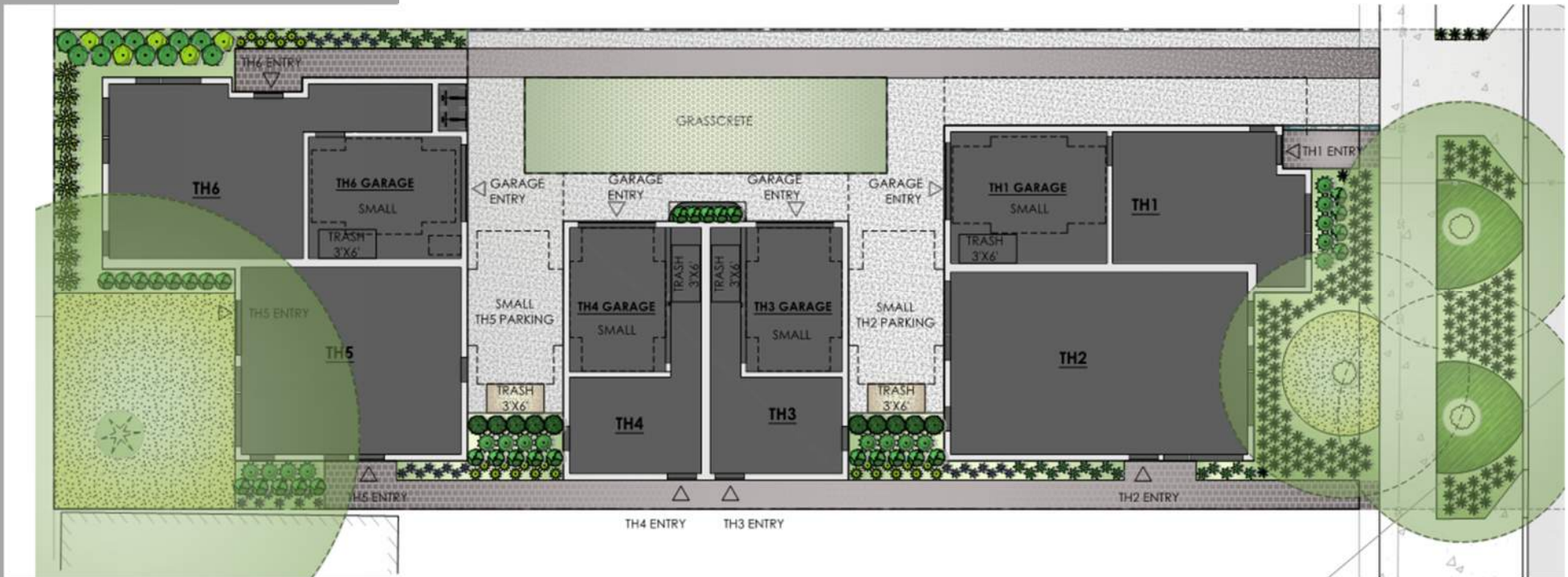
Compliant Onsite Solid Waste Staging Staging not allowed:

- Blocking driveway
- In sight triangle
- Under existing tree canopy
- Blocking sidewalk
- In front of adjacent properties
- In roadway/parking

Compliant Scheme loses 600sf

SITE CONCEPT

LANDSCAPE PLAN



Grasscrete



RENDERED LANDSCAPE PLAN

SCALE: NTS

SCALE
DESIGN

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9017 Thirteenth Avenue NW
Seattle, Washington 98107



SITE CONCEPT

PLANTING SCHEDULE

PLANT SCHEDULE

SHRUBS



COMMON NAME

Winterglow Bergenia



Everillo Japanese Sedge



Japanese Holly Fern



Golden Wintercreeper



Greenspire Upright Euonymus



Big Blue Lilyturf



Heavenly Bamboo



Black Mondo Grass



Lily of the Valley Bush



Mount Vernon Laurel

GROUND COVERS



COMMON NAME

Dwarf Periwinkle

SITE



COMMON NAME



ARCH CONCEPT

CONTEXT AND INSPIRATION

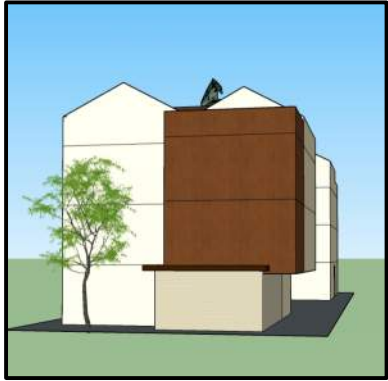


Existing structure across street.

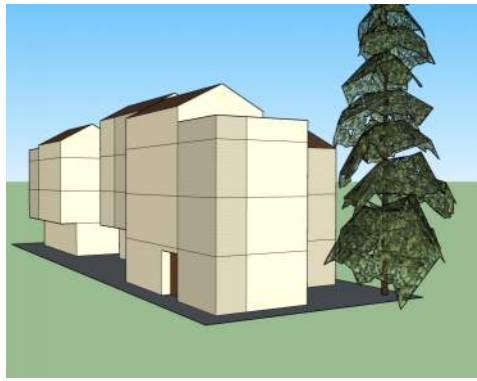


Typical small scale housing along 13th.





Street facing massing includes gables and material change in response to overhangs and entries.



Material changes accent changes.



Rear massing continues gabled and rectilinear forms with simplified material breaks.

ARCH CONCEPT

Street facing options.



Street facing options.



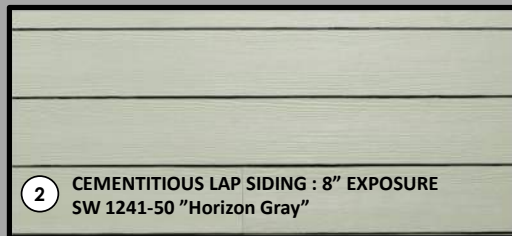
Street facing options.



Gabled roof forms provide interest and separate roof decks, a couple options have been investigated.

ARCH CONCEPT

Original Concept



Neighboring houses tend towards muted greens, greys, and beiges

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SW 1241-50 "Horizon Gray"

STAINED VERTICAL WOOD LOOK SIDING

SW HC-122 "Great Barrington Green"

BM 2136-60 "Black Knight"

Street facing and windows near the street to be black vinyl. Other windows to be white vinyl.



VIEW FROM NE



VIEW FROM NE

Materials and colors are chosen to harmonize with the existing structures, particularly the school across the street.



VIEW FROM SW – EXCEPTIONAL EVERGREEN TREE CORNER



EXCEPTIONAL DEODAR CEDAR



South facing façade minimizes windows facing the exceptional tree and private amenity area for TH05.

Windows are minimized along side facades to maximize privacy and in response to maximum allowed glazing near property line.

Tallest portion of the project is in the center of the site. Two and three story volumes are closest to property lines.

Minimal color changes emphasize volumes, reflect the school across the street and allow free form window composition.



Gabled roof forms provide interest, reflect the residences nearby, and separate roof decks.

Color and material changes emphasize massing.

Railing at NE corner provides varied street facing elevation and reduces perceived height.



ARCH CONCEPT

Original Concept

Massing is based on maximizing FAR, providing parking, and providing ample space around the existing exceptional trees.

Unit entries generally face south, separated from auto maneuvering and parking areas. Pedestrian access to the Common Amenity Area and 13th Avenue NW runs in the side yard setback.

SDR RESPONSE

The reviewer during our presubmittal meeting did not respond positively to this approach and requested the design team look at alternatives in materials, fenestration, and colors.

A variety of options were explored along with some minor site plan and floor plan changes.





Traditional color scheme of ochre, burgundy, and navy paired with a background material acting as a neutral background.

ARCH CONCEPT

Original Concept

Massing is based on maximizing FAR, providing parking, and providing ample space around the existing exceptional trees.

The revised color scheme centered around a darker grey base, a high quality dark wood look vertical siding, and accent blocks to organize fenestration. Plans have been adjusted to allow a much more organized and traditionally aligned window placement.

Initial investigations looked at high contrast color blocks based on traditional color schemes.

Sherwin Williams 6258 "Tricorn Black"

Sherwin Williams 6692 "Auric"

Sherwin Williams 6524 "Commodore"

Sherwin Williams 6328 "Fireweed"



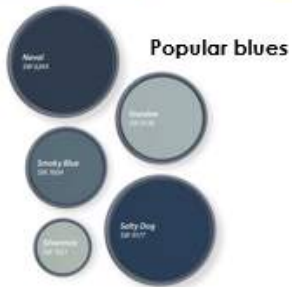
Early 20th century common exterior house colors include muted golds, reds, blues, greys, and greens. Similar colors are easily found on existing residences.



The multicolored approach appeared too busy and distracting. Instead of blending with the neighborhood, the design team felt it would be too prominent, despite the colors being found in nearby homes.



Examples of subtle blue and charcoal color schemes



ARCH CONCEPT

Proposed Concept

Further investigation suggested that a more muted approach would better respect the neighborhood. A monochromatic color scheme with various blue tones is used as subtler accents. This approach unifies the project while providing minor contrast differentiating units.

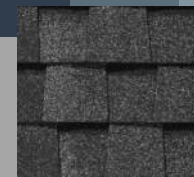


Sherwin Williams 6258 "Tricorn Black"

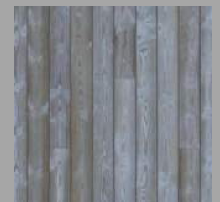
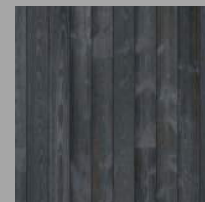
Sherwin Williams 6244 "Naval"

Sherwin Williams 7604 "Smokey Blue"

Sherwin Williams 7603 "Poolhouse"



Cool grey-blues work nicely with a charcoal base and the vertical siding.



ARCH CONCEPT

MASSING IMAGES

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

KEY DESIGN GUIDELINES

CS2D.2 Respect for Adjacent Sites

Although this project is significantly larger than the neighboring development, care was taken to minimize views from units into neighboring structures. Minimal windows face south or north, except where setback significantly from the property lines. Window generally face exceptional trees, the street, or the interior court.

PL1B.1 Pedestrian Infrastructure

Walkways and entries connect the site to the street, each other, the exceptional trees, and the amenity space for easy access throughout the site.

DC1B.1 Access Location and Design

All but one unit's pedestrian access is separated from automobile maneuvering an driving areas. Area dedicated to automobile use is minimized.

CS2B.2 Connections to the street

The front units maximize windows facing the street. TH01's roof deck includes open railing that adds to massing variation as well allowing additional connections to the street.

SITE MASSING FROM SE



SITE MASSING FROM NE





PL1B.1 Pedestrian Infrastructure

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ARCH CONCEPT

Final Proposed Concept

The refined concept includes additional windows, eaves, and an emphasis of use of lighter blue colors.

Images left show street trees and proposed site fencing. Black metal railing faces the street and provides variety of levels and rooflines facing the street. Color blocks organize fenestration and emphasize modulation.

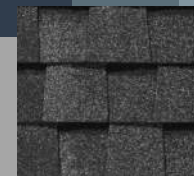
Vertical wood look siding provides a finer texture and contrast to the painted panel siding.

Sherwin Williams 6258 "Tricorn Black"

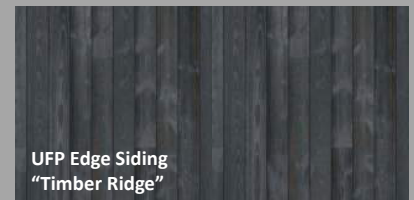
Sherwin Williams 6244
"Naval"

Sherwin Williams 7604
"Smokey Blue"

Sherwin Williams 7603
"Poolhouse"



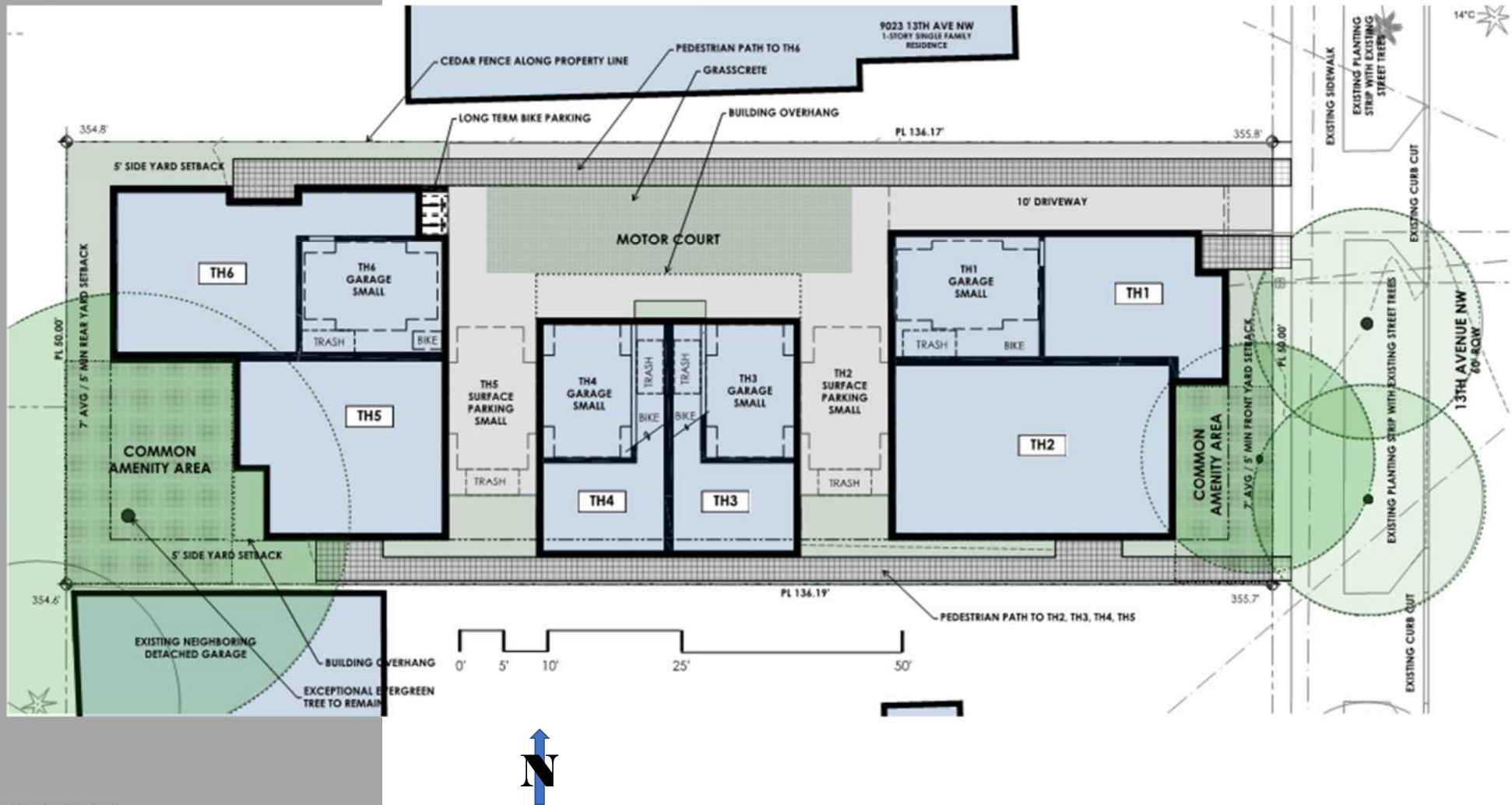
Cool grey-blues and charcoal color scheme.



UFP Edge Siding
"Timber Ridge"

ARCH CONCEPT

PROPOSED SITE PLAN





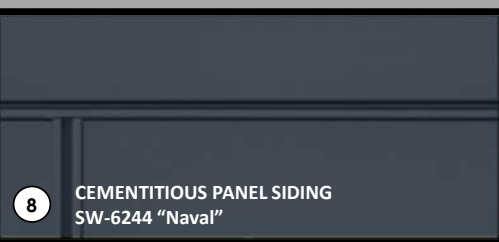
ARCH CONCEPT

ELEVATIONS + MATERIALS
TOWNHOUSE TH01 & TH02



ARCH CONCEPT

ELEVATIONS + MATERIALS
SITE ELEVATIONS



SCALE DESIGN
13th Avenue Duplexes
9017 Thirteenth Avenue NW
Seattle, Washington 98107

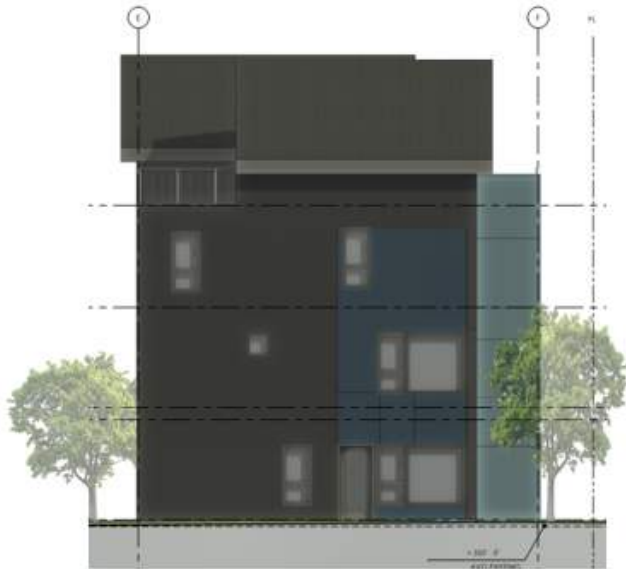


NORTH SITE ELEVATION

CEDAR FENCE NOT SHOWN



SOUTH SITE ELEVATION



SOUTH ELEVATION



EAST ELEVATION (STREET FACING)



NORTH ELEVATION



WEST ELEVATION

ARCH CONCEPT

ELEVATIONS + MATERIALS
TOWNHOUSE TH01 & TH02



1 UFP Edge Siding
"Timber Ridge"



2 CEMENTITIOUS LAP SIDING : 8" EXPOSURE
SW 1241-50 "Horizon Gray"



3 ASPHALT SHINGLE "Georgetown Gray"

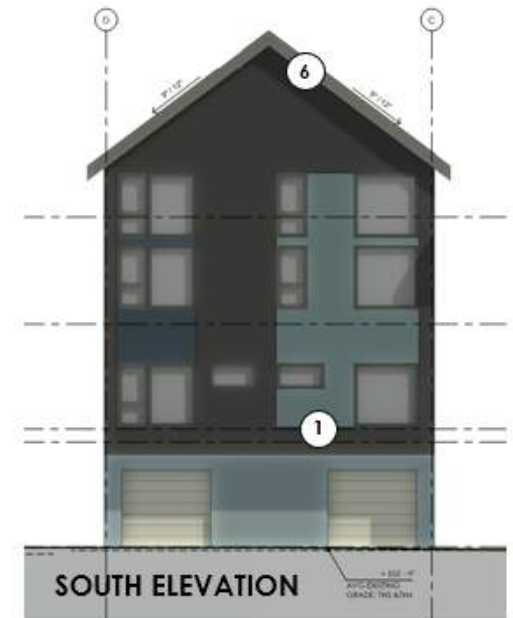
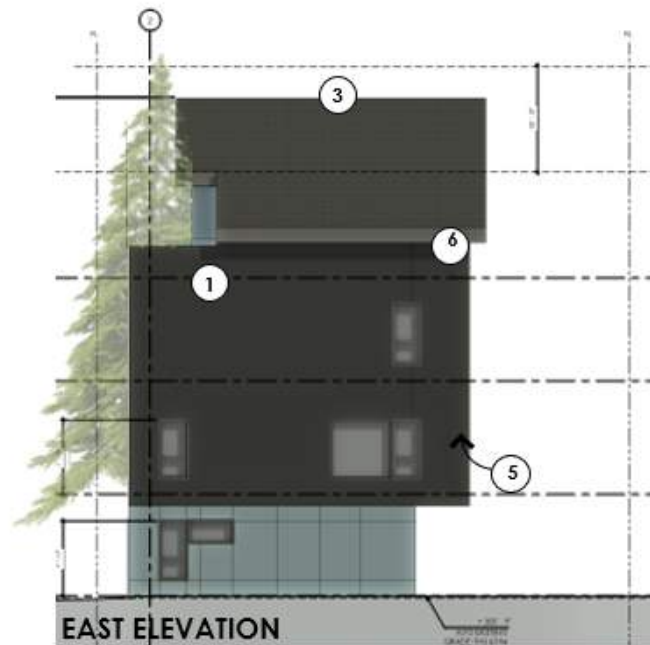
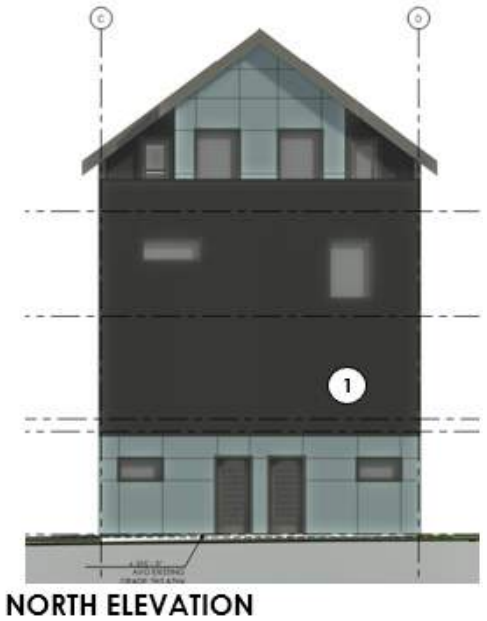
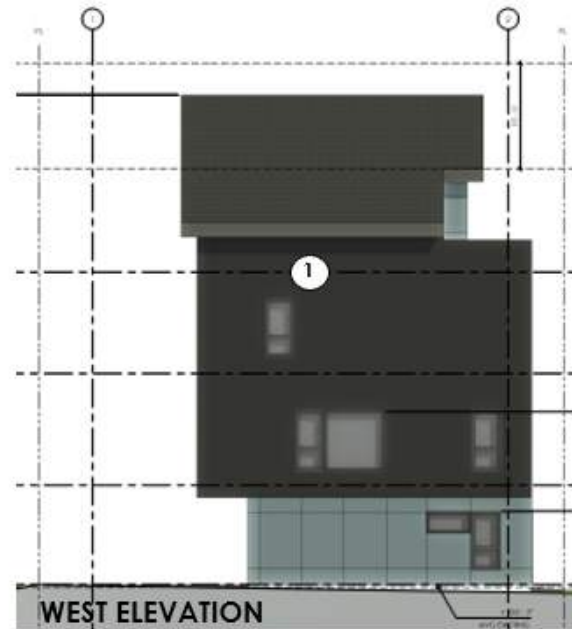


4 White Vinyl Window

ARCH CONCEPT

ELEVATIONS + MATERIALS
TOWNHOUSE TH03 & TH04

9

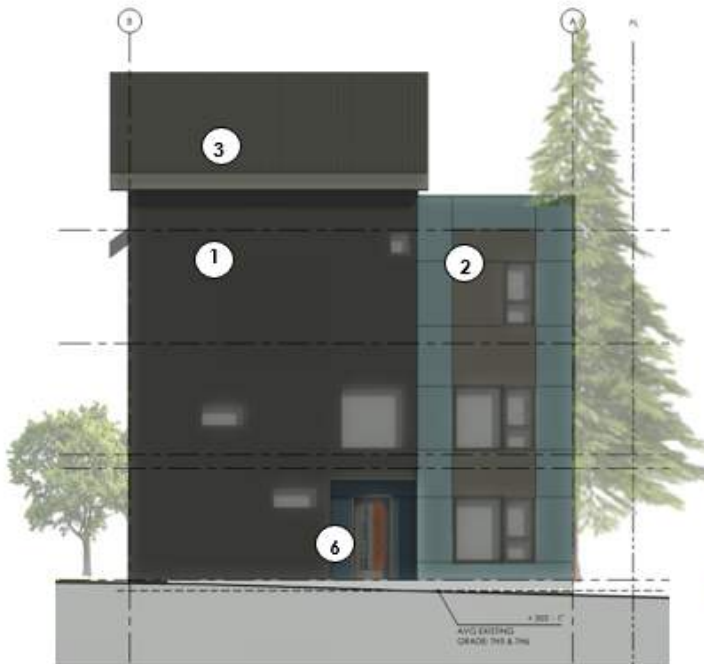




SOUTH ELEVATION



EAST ELEVATION (INTERIOR FACING)



NORTH ELEVATION



WEST ELEVATION

ARCH CONCEPT

ELEVATIONS + MATERIALS
TOWNHOUSE TH05 & TH 06

ARCH CONCEPT

FLOOR PLANS

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

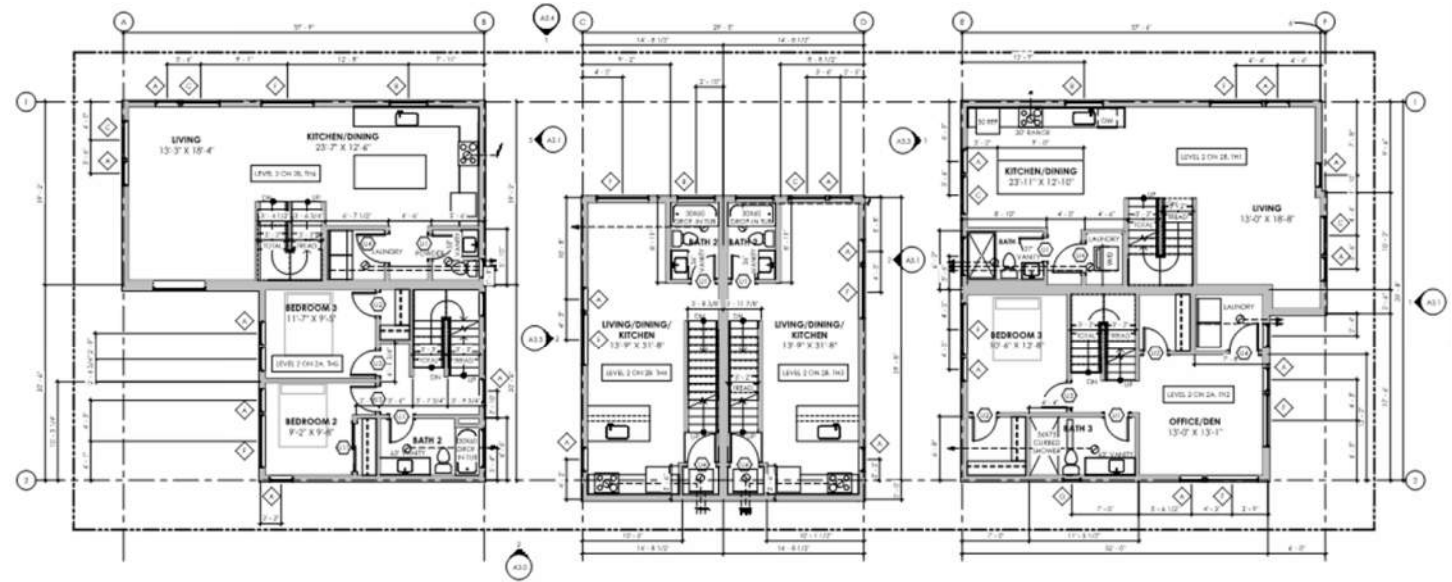
KEY DESIGN GUIDELINES

PL1B.1 Pedestrian Infrastructure

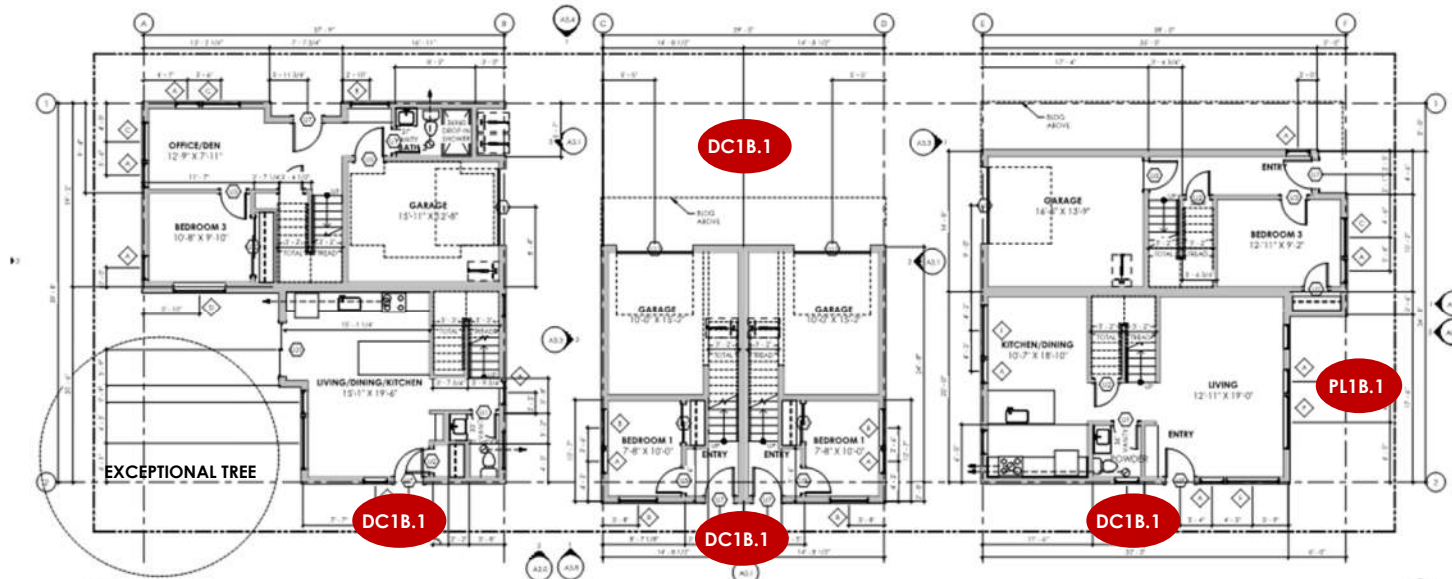
Walkways and entries connect the site to the street, with each other, with the exceptional trees, and the amenity space for easy access throughout the site.

DC1B.1 Access Location and Design

All but one unit's pedestrian access is separated from automobile maneuvering and driving areas. Area dedicated to automobile use is minimized.



LEVEL 2
Scale: 1/8" = 1'-0"



LEVEL 1
Scale: 1/8" = 1'-0"

ARCH CONCEPT

FLOOR PLANS

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

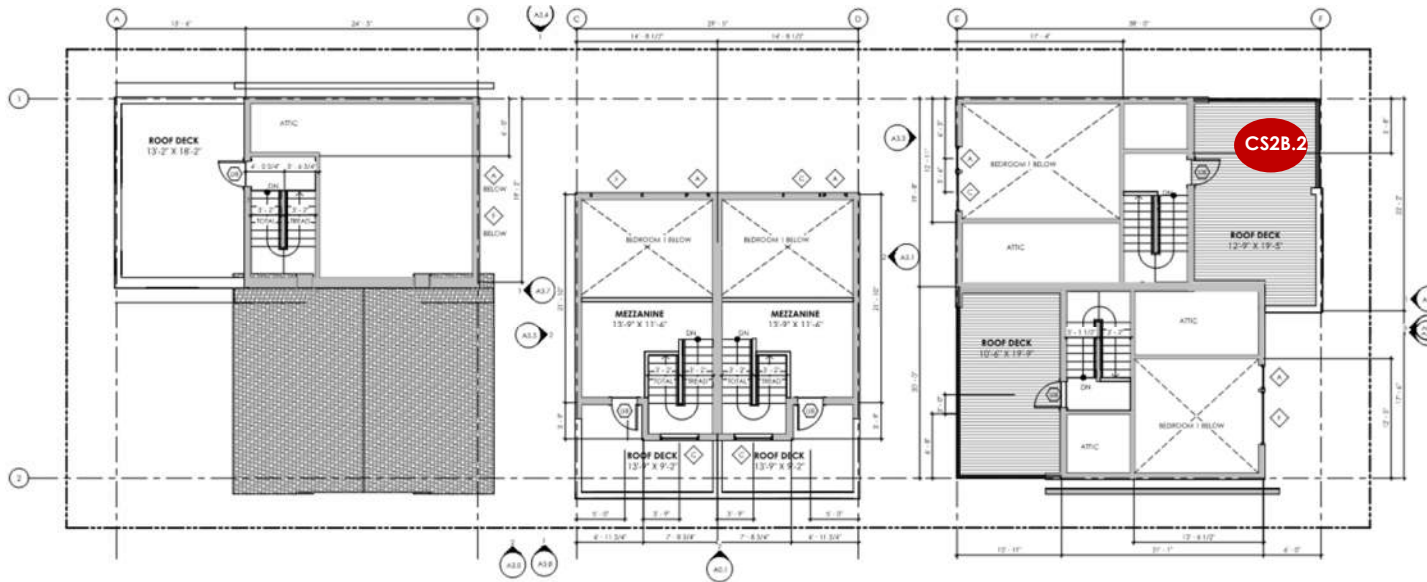
KEY DESIGN GUIDELINES

CS2B.2 Connections to the street

The front units maximize windows facing the street. TH01's roof deck includes open railing that adds to massing variation as well allowing additional connections to the street.

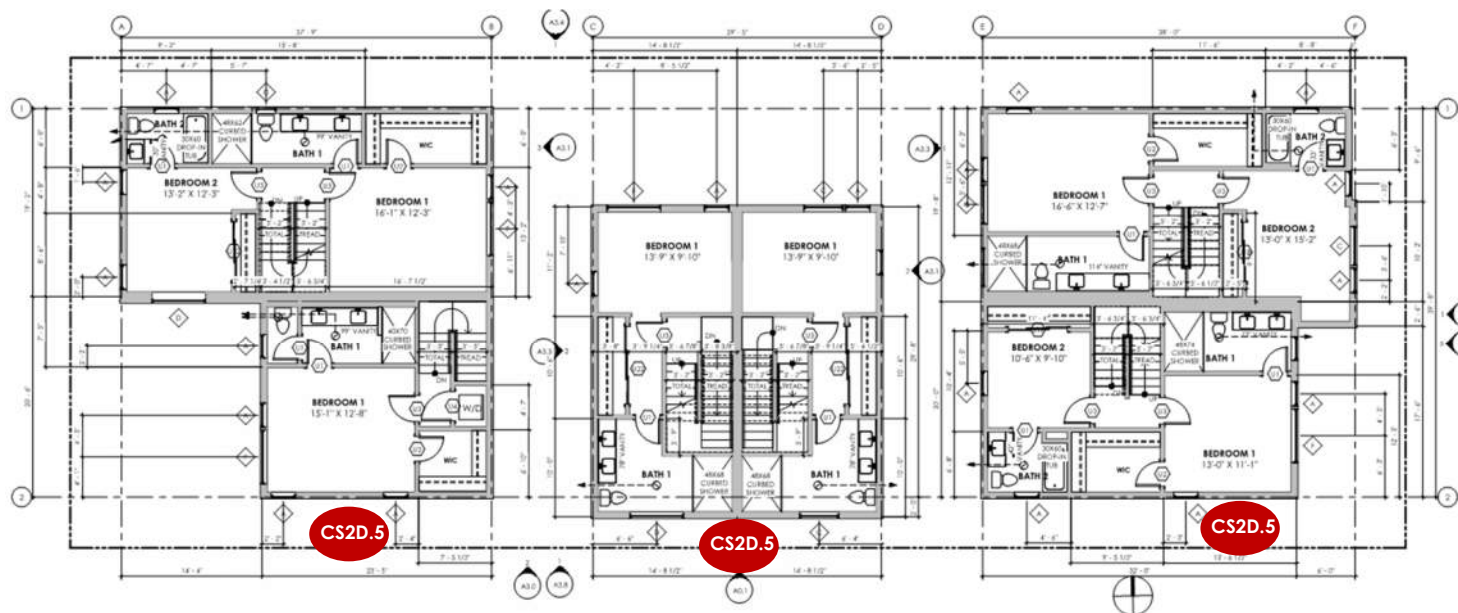
CS2D.2 Respect for Adjacent Sites

Although this project is significantly larger than the neighboring development, care was taken to minimize views from units into neighboring structures. Minimal windows face south or north, except where setback significantly from the property lines. Window generally face exceptional trees, the street, or the interior court.



1 ROOF DECK

SCALE: 3/16" = 1'-0"

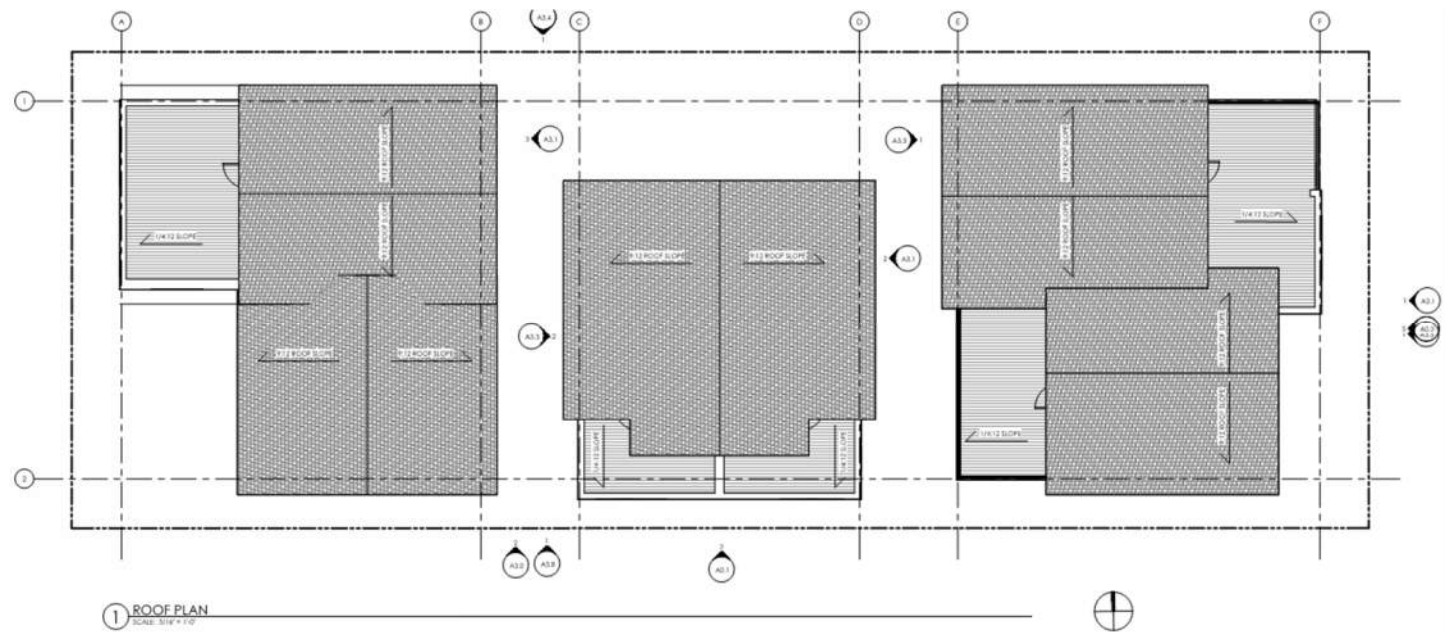


1 LEVEL 3

SCALE: 3/16" = 1'-0"

ARCH CONCEPT

FLOOR PLANS



ARCH CONCEPT

LIGHTING PLAN

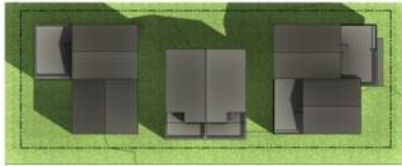


- ✦ EXTERIOR CAN LIGHT
- ◀ ACCENT LIGHTING SCENCE
- ▶ UTILITY LIGHT FIXTURE

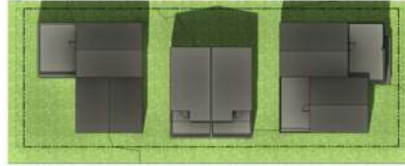


ARCH CONCEPT

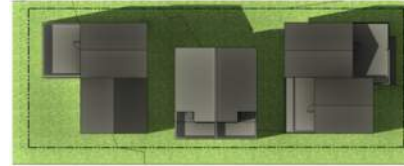
SHADOW STUDY



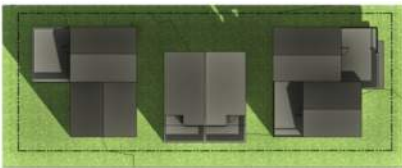
JUNE | 10 AM



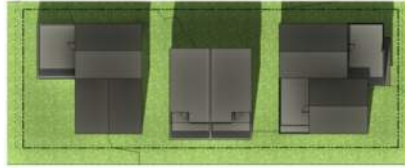
JUNE | NOON



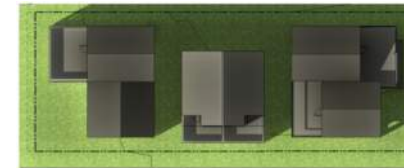
JUNE | 3 PM



MARCH/SEP | 10 AM



MARCH/SEP | NOON



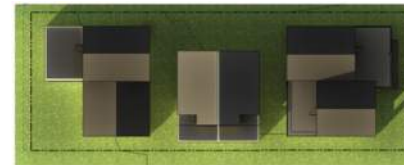
MARCH/SEP | 3 PM



DECEMBER | 10 AM



DECEMBER | NOON



DECEMBER | 3 PM